

# Housing Element



**City of Solvang  
General Plan Program**

**pbr**



CITY OF SOLVANG

HOUSING ELEMENT  
OF THE  
GENERAL PLAN

CITY OF SOLVANG  
1644 Oak Street  
Solvang, California 93463  
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Adopted May 22, 1989  
Amended August 14, 1995





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STATE OF TEXAS

COUNTY OF DALLAS

IN SENATE,

January 10, 1906.

REPORT

OF THE

COMMISSIONER OF THE

LAND OFFICE,

FOR THE YEAR 1905.

ALBUQUERQUE,

NEW MEXICO,

1906.

PRINTED BY

THE NEW MEXICO PRINTING CO.

ALBUQUERQUE,

N. M.

1906.

RECEIVED

DECEMBER 15, 1905

BY THE

COMMISSIONER OF THE

LAND OFFICE.

ALBUQUERQUE, N. M.

STATE OF TEXAS, COUNTY OF DALLAS.

IN SENATE,

January 10, 1906.

REPORT

OF THE

COMMISSIONER OF THE LAND OFFICE,

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2. The second part of the document is a report from the Secretary of the War Department, dated January 10, 1863. It is a very important document, as it contains the Secretary's views on the progress of the war and the needs of the Army. The report is written in a very formal and dignified style, and it is one of the most important documents in the history of the United States.

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1. The first step in the process is to identify the problem.

2. The second step is to define the problem.

3. The third step is to analyze the problem.

4. The fourth step is to develop a solution.

5. The fifth step is to implement the solution.

6. The sixth step is to evaluate the solution.

7. The seventh step is to monitor the solution.

8. The eighth step is to report the results.

9. The ninth step is to document the process.

10. The tenth step is to review the process.

11. The eleventh step is to improve the process.

12. The twelfth step is to close the project.

13. The thirteenth step is to conduct a post-mortem.

14. The fourteenth step is to share the lessons learned.

15. The fifteenth step is to celebrate the success.

16. The sixteenth step is to archive the project.

## OVERVIEW

In 1967, a Housing Element became the third mandated part of a General Plan. During the next 15 years numerous revisions were made to the required contents of community housing elements. In 1981, Article 10.6 of the Government Code was enacted and now describes the content requirements of local housing elements. Based on the requirements of Article 10.6, Solvang's Housing Element must be updated by mid-year 1992. The updated element must:

1. Comply with the substantive requirements of housing element law (Article 10.6 of the Government Code, comprised of Sections 65580 - 65589.5). According to Article 10.6, a housing element must include an assessment of housing needs; an inventory of resources and constraints; a statement of goals, policies and objectives; and a five-year housing program.
2. Include a review of the housing element adopted in 1989 encompassing an evaluation of its effectiveness, progress in implementation, and appropriateness of goals, objectives and policies.
3. Revise goals, policies, objectives and programs to reflect the new needs analysis and evaluation of the 1989 Housing Element.
4. Update existing and future housing needs based on the data prepared by the Santa Barbara County Association of Governments (SBCAG).
5. Provide current information on site availability.
6. Incorporate a new five-year planning period covering 1992 to 1997.

## BACKGROUND

Solvang's General Plan sets forth the future character of the community in terms of land use, open space, circulation and other features of physical, social and environmental importance. One of the General Plan elements is the Housing Element. According to Article 10.6 of the Government Code:

*The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.*





Three major subjects must be covered in a housing element:

1. An assessment of housing needs and an evaluation of resources and constraints relevant to meeting these needs;
2. A statement of the community's housing goals, quantified objectives and policies; and
3. A housing program setting forth a 5-year schedule of implementation actions.

## **AUTHORIZATION**

Housing elements were first mandated by legislation enacted about two decades ago in 1967. In 1977, "Housing Element Guidelines" were published by the State Department of Housing and Community Development (HCD). The "guidelines" spelled out not only the detailed content requirements of housing elements but also gave the HCD a "review and approval" function over this element of the General Plan. In 1981, Article 10.6 of the Government Code was enacted, thereby establishing revised requirements. Article 10.6 placed the guidelines into statutory language and changed the HCD's role from "review and approval" to one of "review and comment" on local housing elements.

The intent of Solvang's Housing Element update is to establish appropriate new policy and to revise, as appropriate, existing goals, policies and priorities set forth three years ago in the 1989 document. The purpose of the Element is to produce new, updated information and to comply with the periodic updating requirements of Article 10.6.

## **ORGANIZATION**

The updated Housing Element is organized according to the major topics that must be considered by the City to comply with State law. These topics include:

- ☐ Section 2 - a summary of the housing needs, resources and constraints.
- ☐ Section 3 - Goals, Policies & Quantified Objectives relative to the maintenance, improvement, and development of housing.
- ☐ Section 4 - 5-Year Housing Program to explain planned actions to address Solvang's housing needs.
- ☐ Technical Appendix A - Detailed information on existing and future needs; existing resources available to address needs; and prevailing housing constraints or impediments.



THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF POLITICAL SCIENCE  
1100 EAST 58TH STREET  
CHICAGO, ILLINOIS 60637

DATE: 10/15/2014  
TO: THE PRESIDENT OF THE UNITED STATES  
FROM: [Name Redacted]

RE: [Subject Redacted]  
I am writing to you today to express my deep concern over the current state of our nation's political and social affairs. The recent events have led to a significant erosion of trust in our government and its institutions. It is my belief that the only way to restore this trust and ensure a bright future for our country is through a commitment to transparency, accountability, and the rule of law. I urge you to take the necessary steps to address these issues and to engage in a meaningful dialogue with the American people.

I am confident that your leadership and wisdom will guide our nation through these challenging times. I look forward to seeing the positive changes that will come from your actions.

Sincerely,  
[Signature Redacted]  
[Name Redacted]

- |                    |   |
|--------------------|---|
| 1. [Text Redacted] | 1 |
| 2. [Text Redacted] | 2 |
| 3. [Text Redacted] | 3 |
| 4. [Text Redacted] | 4 |

- ☐ Technical Appendix B - Progress Report to describe the effectiveness, appropriate and achievements of the previous Housing Element.
- ☐ Technical Appendix C - 1990 Census of Population and Housing Summary Tape File 1.
- ☐ Technical Appendix D - checklist form for the Assisted Housing at Risk of Conversion to Market Rate Housing.
- ☐ Technical Appendix E - planning and development impact fees of Guadalupe, Lompoc and Solvang.
- ☐ Technical Appendix F - description of State and Federal housing programs.
- ☐ Technical Appendix G - description of inventory of land suitable for residential development.

## DATA SOURCES

Several information sources were relied upon to prepare the Housing Element update including:

- ☐ Santa Barbara County Association of Governments, Regional Housing Needs Plan, (August 1991). This data source is used for the quantification of "projected" needs. Regional planning councils are responsible for preparing housing need projections, according to State law and a State Attorney General's opinion.
- ☐ 1990 U.S. Census of Population and Housing. Appendix A contains the most detailed data currently (January 1992) available from the 1990 Census.
- ☐ California State Department of Finance, Demographic Research Unit, "County Population and Housing Unit Estimates". This data source is used to track trends on total population, households, and housing stock composition from 1980 to 1992.
- ☐ Current housing cost data as supplied by local realtors and by a sample of apartment rental rates.

## CITIZEN PARTICIPATION

State housing law encourages cities to involve all economic segments of the community in the preparation of the element. The 1989 Housing Element was prepared in conjunction with the City's first comprehensive General Plan. Throughout the General Plan program, citizens were

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encouraged to participate at several levels. During the preparation of the Draft Housing Element, the citizen participation program involved public meetings and hearings before the Planning Commission and City Council, as well as several meetings by the City Council appointed Housing Task Force, which consisted of community members.

In addition, the Draft Housing Element was available at the City Hall and library for review by the public. Copies of the draft also were distributed to interested housing organizations including, but not limited to,

1. Senior groups
2. Building Industry Organization
3. City of Buellton
4. Santa Barbara County
5. Chamber of Commerce
6. County of Santa Barbara Housing Authority
7. Santa Barbara County - Association of Governments

The comments of these interest groups and organizations were considered by the City Council and Planning Commission.

## **CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS**

This Housing Element is an update of the element that was prepared concurrently with the development of the City's first General Plan. That element was prepared through an extensive citizen participation program and public hearing process. The updated Housing Element, which covers the 1992-97 time period, proposes revised and new goals, policies, and action programs to improve the City's efforts to address a range of housing needs. The Circulation Element was recently amended to address a higher buildout than was covered by the original Element. The "buildout potential" of the Circulation and Housing Elements are internally consistent. The Land Use Element, however, must be amended to show a higher buildout potential concurrently with the adoption of the Housing Element.





## SUMMARY

The following summary is based on the information provided in the report of the Committee on the Status of the World's Fisheries and Aquaculture, 1984, and is intended to provide a general overview of the current state of the world's fisheries and aquaculture. The report is a comprehensive study of the world's fisheries and aquaculture, covering the period from 1970 to 1980. It is a valuable source of information for those interested in the world's fisheries and aquaculture.

## WORLD FISHERIES

The world's fisheries are a vital source of food and income for many people. They are also a source of employment and a source of raw materials for many industries. The world's fisheries are a complex system, and they are facing many challenges. The challenges include overfishing, pollution, and climate change. The world's fisheries are a valuable resource, and they need to be managed carefully to ensure that they can continue to provide food and income for many people.

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## FISHERIES MANAGEMENT

Fisheries management is the process of managing the world's fisheries. It is a complex task, and it requires a lot of information. The world's fisheries are a complex system, and they are facing many challenges. The challenges include overfishing, pollution, and climate change. The world's fisheries are a valuable resource, and they need to be managed carefully to ensure that they can continue to provide food and income for many people.

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## **REGIONAL SETTING**

Solvang is located within a tri-County regional area encompassing the counties of San Luis Obispo, Santa Barbara and Ventura. The City is located midway between San Luis Obispo and the Ventura/Oxnard area, as shown on Exhibit 1. Within this regional area, the larger cities include San Luis Obispo (41,632); Santa Maria (61,284); Lompoc (39,000); Santa Barbara (87,000); Ventura (85,000); and Oxnard (130,000).

## **LOCAL SETTING**

Solvang is one of two incorporated communities located in the Santa Ynez Valley. Buellton, which incorporated in 1991, is located along U.S. Highway 101 and serves as the westerly gateway to the upper Santa Ynez Valley and the City of Solvang and towns of Ballard, Los Olivos and Santa Ynez. The locations of these cities and towns are shown on Exhibit 2. As of 1990, an estimated 18,700 persons lived in the valley with 22% of the total residing in Solvang.

Solvang is one of California's most unique cities. The town's architecture and setting are well known throughout the State and nation. The City is small and compact which contributes to its charm, beauty and pedestrian friendly atmosphere. The Housing Element aims to contribute to retaining the town's unique qualities. Housing needs would be met in the Village Area, in other mixed use developments, and infill development. This strategy to address housing needs avoids having to upzone, rezone or annex lands to the City. All of these latter actions would adversely impact the qualities and character of Solvang.

## **PLANNING REQUIREMENTS**

According to Article 10.6, Section 65583(a), of the State Government Code, a Housing Element must contain: "An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following:

1. Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.
2. Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
3. An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.



# THEORY

The first part of the theory is the definition of the system. The system is defined as a set of components that interact with each other. The components are defined as the elements that make up the system. The interaction between the components is defined as the process by which the components affect each other. The system is then defined as the set of components and their interactions.

## DEFINITION

The second part of the theory is the definition of the components. The components are defined as the elements that make up the system. The components are then defined as the elements that make up the system. The components are then defined as the elements that make up the system. The components are then defined as the elements that make up the system.

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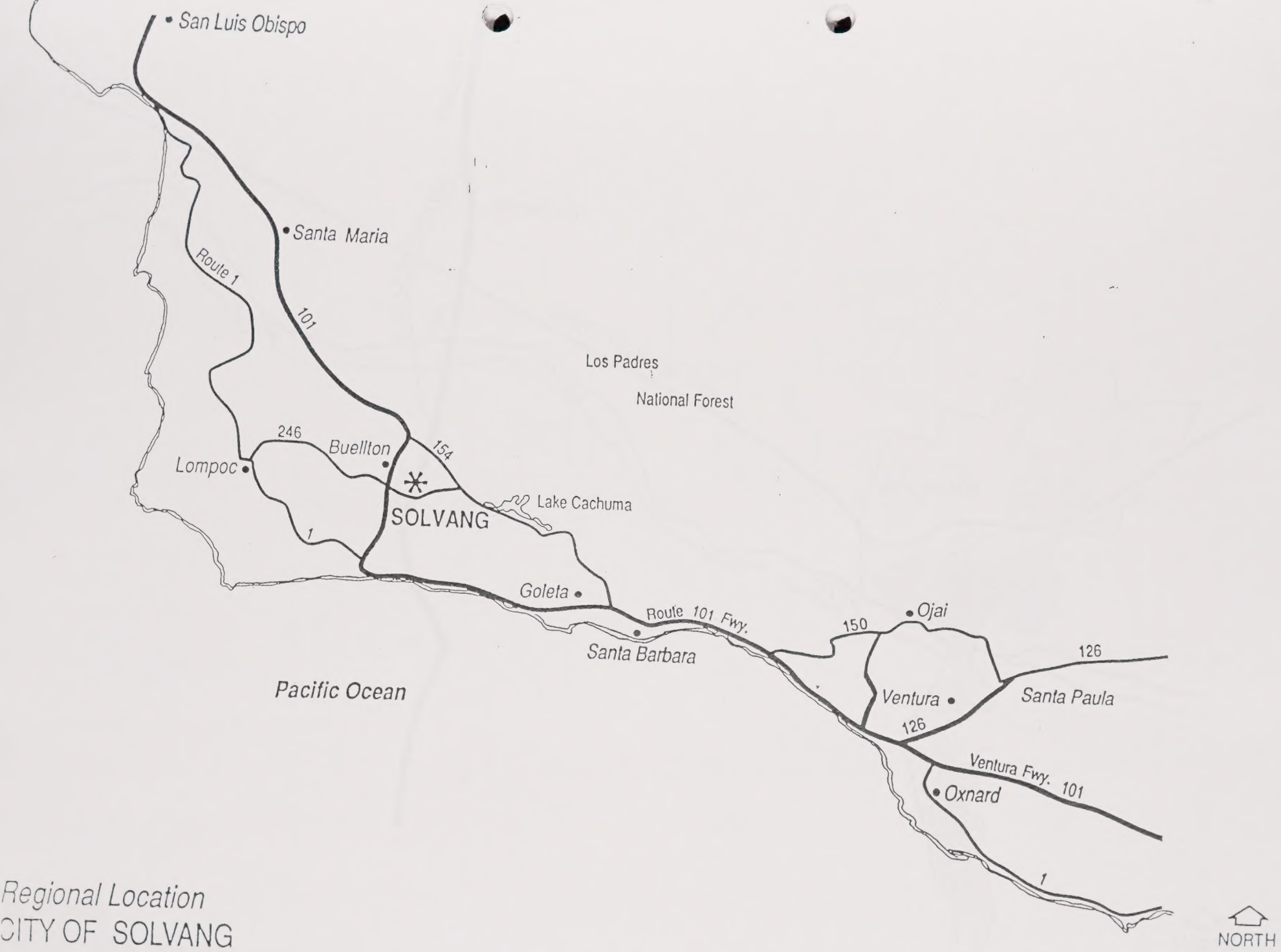
## CONCLUSION

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Regional Location  
CITY OF SOLVANG





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TY OF SOLVANG



EXHIBIT 2





4. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
5. Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
6. Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
7. Analysis of opportunities for energy conservation with respect to residential development.
8. Analysis of assisted housing at risk of conversion to non low-income uses."

This section presents a summary of the information and findings pertaining to housing needs, resources and constraints. The complete detailed data are found in Technical Appendix A.

## **HOUSING NEEDS ASSESSMENT**

### **Existing Housing**

As if March 1992, the City had an inventory of 2,130 housing units (i.e., 1990 Census estimate of 2,076 + 54 dwellings added between April 1990 and March 1992 = 2,130. The City's computerized data base estimates an inventory of 1,871 dwellings based on Assessor records). Field surveys revealed that an estimated 50 housing units are in need of rehabilitation, about 2% of the total supply. Another 15 dwellings are in a deteriorated condition and should be replaced with standard housing units. The replacement need is based on field research and age of housing data.

According to the April 1990 Census, the City has a balanced and varied housing supply: 63.6% single-family attached and detached units; 26.3% multi-family housing; and 10.1% mobile home and other housing types. With regard to tenure, 61% of the stock is owner-occupied and 39% renter-occupied. An estimated 19% of the single-family, detached homes are renter-occupied.

### **Existing Housing Needs**

There were 1,915 households residing in the City, according to the April 1990 Census - 1,169 owners and 746 renters. About 32% of all households residing in the City are seniors - i.e., the





household head is 65 years of age or older. Of the City's total households, 29% were headed by a female. Only a few (6.9%) households living in Solvang are large families (5 or more persons in the household). In addition, data from the April 1990 Census indicates that Solvang had 94 overcrowded households; 4.9% of all occupied housing units.

Other categories of existing need include handicapped persons; homeless persons and families; and farmworkers. There are no current data on the number of households headed by a person with a physical or mental impairment. The application of national rates to the City's 1991 population would result in an estimate of 480 handicapped persons. There is only one homeless person living in the City, according to both City staff and the County Sheriff's Department. The farmworker population of Solvang is very small because there is no agricultural production in the City. There were, as of 1989, an estimated 1,068 jobs in the agriculture economic sector in the Santa Ynez Valley. The 5-year projections anticipates an increase of 24 agriculture jobs.

With regard to existing housing needs, the most important in Solvang include those experienced by seniors; single heads of household; and other lower income households that are paying more than they can afford for housing. Among senior householders, older women living ~~along~~ <sup>ALONE</sup> may have a need for specialized housing and rental assistance. The 1990 Census reports that were 205 female householders 65 years and over who were living alone.

### Future Housing Needs

According to the Santa Barbara County Association of Governments, there is a "basic construction need" of 322 housing units during the April 1990 to June 1997 time span; the income group distribution is presented below:

|                |     |      |
|----------------|-----|------|
| Very Low       | 89  | 27%  |
| Low            | 52  | 16%  |
| Moderate       | 70  | 22%  |
| Above Moderate | 111 | 35%  |
| TOTAL          | 322 | 100% |

The annual growth rate reflected in this "construction need" is 44 units during the 7.25 year period between April 1990 and June 1997. The annual construction need equals a growth rate of 2% in Solvang's housing supply (44 units per year divided by current stock of 2,130). This growth can be accommodated under the City's 3% yearly growth allocation limits of the growth management ordinance. It should be noted that housing in a mixed use development is exempt from the growth management ordinance and is not counted in the 3% yearly growth cap.



1. The first part of the assignment is to identify the main components of the system. This involves understanding the inputs, outputs, and internal processes. The second part is to analyze the system's performance, which includes measuring the system's response time, accuracy, and reliability. The third part is to evaluate the system's security, which involves identifying potential vulnerabilities and implementing appropriate security measures.

2. The second part of the assignment is to design a system architecture. This involves creating a high-level overview of the system's components and their interactions. The third part is to implement the system, which involves writing the code and configuring the hardware. The fourth part is to test the system, which involves running various tests to ensure that the system is working correctly. The fifth part is to deploy the system, which involves installing the system on the target environment.

3. The third part of the assignment is to evaluate the system's performance. This involves measuring the system's response time, accuracy, and reliability. The fourth part is to evaluate the system's security, which involves identifying potential vulnerabilities and implementing appropriate security measures. The fifth part is to evaluate the system's cost, which involves calculating the total cost of ownership (TCO) of the system.

4. The fourth part of the assignment is to evaluate the system's cost. This involves calculating the total cost of ownership (TCO) of the system. The fifth part is to evaluate the system's risk, which involves identifying potential risks and implementing appropriate risk management measures. The sixth part is to evaluate the system's sustainability, which involves assessing the system's environmental impact and implementing appropriate sustainability measures.

| Component  | Value | Unit |
|------------|-------|------|
| Input      | 100   | MB/s |
| Output     | 200   | MB/s |
| Storage    | 500   | MB   |
| Processing | 1000  | MB   |
| Network    | 100   | MB/s |

5. The fifth part of the assignment is to evaluate the system's risk. This involves identifying potential risks and implementing appropriate risk management measures. The sixth part is to evaluate the system's sustainability, which involves assessing the system's environmental impact and implementing appropriate sustainability measures. The seventh part is to evaluate the system's scalability, which involves assessing the system's ability to handle increasing loads and implementing appropriate scalability measures.

The employment projections for the entire Santa Ynez Valley reveal an increase of 1,419 jobs between 1992 and 1997. Two economic sectors - retail trade and services - contribute to 80% of the job growth in the Valley. For Solvang, the major causes of the need for additional housing for very low and low income household are the additional jobs that could be generated by additions to existing hotels; development of new hotels; and service employment in the restaurants and shops of the Village District.

## **INVENTORY OF RESOURCES**

### **Existing Housing**

The City's rehabilitation and replacement needs are not extensive; both categories comprise only 3% of the entire stock. At present, the housing condition problems are resolved primarily by a code enforcement process. The implementation of this process seeks to avoid the displacement of low income families. In the future, the City would attempt to augment the code enforcement process by promoting improvement incentives in the form of financial assistance. The resources for the financial assistance would be derived from local lending institutions which offer special programs.

### **Existing Housing Needs**

The existing housing needs relate primarily to lower income households paying more than they can afford for housing. Although there are overcrowded households and large families residing in the City, they together comprise a small percentage of all households. The same is also true for handicapped households, homeless persons and farmworker households. Among the households most in need are seniors and female households.

As of March 1992, 12 very low income households were being assisted through the Section 8 rental assistance program, 5 1-bedroom, and 7 2-bedroom units. The City intends to promote Section 8 opportunities through the County Housing Authority and thereby improve the opportunity to assist existing households with Section 8 resources.

Additional resources to address the major needs in Solvang, through the existing stock, would be incorporated in the 5-year housing program. These would include strategies such as "homesharing" and "second units" and "bonus density" to meet senior housing needs.

### **Future Housing Needs**

There is sufficient land to physically accommodate the City's "share of regional housing needs". However, both regulatory and financial strategies would be necessary to facilitate the production of housing affordable to very low and low income households. The key components of the strategy include:

The first of the three main parts of the book is devoted to a general introduction to the subject of the history of the English language. This part is divided into three chapters, each of which deals with a different aspect of the subject. The first chapter deals with the history of the English language from its earliest beginnings to the present day. The second chapter deals with the history of the English language from the Middle Ages to the present day. The third chapter deals with the history of the English language from the 18th century to the present day.

## CHAPTER I

### THE HISTORY OF THE ENGLISH LANGUAGE

The history of the English language is a subject of great interest and importance. It is a subject which has attracted the attention of many scholars and writers. The history of the English language is a subject which has been studied for many years. It is a subject which has been studied by many scholars and writers. The history of the English language is a subject which has been studied for many years. It is a subject which has been studied by many scholars and writers.

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- ◆ Coordinating the development of new commercial space in the TRC zone to the provision of new affordable housing for hotel and other service workers.
- ◆ Implement a special senior bonus density program.
- ◆ Cooperate with any local non-profit and for-profit developers sponsoring appropriate affordable housing developments that seek gap financing from Federal and State resources, such as the Low Income Housing Tax Credit and Rental Housing Construction Program.

## CONSTRAINTS ANALYSIS

There are a variety of constraints impeding both public and private endeavors at meeting the full-range of existing and future needs. With regard to existing housing, these include, for example, the lack of Section 8 rental assistance to meet the needs of all households that are paying more than they can afford for housing. In the area of new housing, land and construction costs plus other development costs make the construction of affordable housing for very low and low-income households impossible without financial incentives.

Other constraints are administrative in nature. These include steps the City has yet to initiate to increase the opportunity to address housing needs, such as:

- 1) Adopt Bonus Density Ordinance
- 2) Address Manufactured Housing Laws
- 3) Develop Incentives for Mixed Use Development
- 4) Revise the Second Unit Ordinance
- 5) Provide Financial Incentives for Housing Rehabilitation
- 6) Prepare Continued Affordability Criteria



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## GOALS, POLICIES AND QUANTIFIED OBJECTIVES



## INTRODUCTION

Section 65583(b) of the Government Code requires that Solvang' Housing Element include:

*"A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing."*

The following definitions, developed by HCD, provide guidance on the meanings of these terms:

*"Goals are generally statements of purpose. Housing element goals will indicate the general direction that the jurisdiction intends to take with respect to its housing problems. While reflecting local community values, the goals should be consistent with the legislative findings (Section 65580) and legislative intent (Section 65581) of Article 10.6 and other expressions of state housing goals contained in the housing element law. Goals may extend beyond the time frame of a given housing element."*

*Policies provide a link between housing goals and programs; they guide and shape actions taken to meet housing objectives.*

*Quantified objectives are the maximum actual numbers of housing units that the jurisdiction projects can be constructed, rehabilitated, conserved, and preserved over a five-year time frame. In order to more realistically plan for the implementation of housing programs, it is useful for localities to establish objectives for each housing program which will be implemented during the time frame of the element. Objectives may therefore be short-term in outlook compared to community's goals."\* (emphasis added)*

According to Section 65583(c), the City's housing element also must include:

*"A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a Low and Moderate Income Housing Fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law. In order to make adequate provision for the housing needs of all economic segments of the community, the program shall" ... address specific needs. (emphasis added)*

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\*State Department of Housing and Community Development, Questions and Answers Report, (June 1987) p. 10.



# THEORY

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State housing law identifies six specific housing *need* categories that must be included in the City's housing program:

- ✓ Providing adequate sites to achieve a variety and diversity of housing.
- ✓ Assisting in the development of affordable housing.
- ✓ Removing governmental constraints if necessary.
- ✓ Conserving the existing stock of affordable housing.
- ✓ Promoting equal housing opportunities.
- ✓ Preserving "at-risk" housing.

These program categories are defined by the State housing law as follows:

1. Section 65583(c)(1) states that a local housing element must:

*"Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, emergency shelters and transitional housing in order to meet the community's housing goals as identified in subdivision (b)."*

2. Section 65583(c)(2) of the Government Code mandates that a housing program shall:

*"Assist in the development of adequate housing to meet the needs of low and moderate income households."*

3. Section 65583(c)(3) states that a local housing element must:

*"Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."*

4. Section 65583(c)(4) states that a housing program shall describe actions to:

*"Conserve and improve the condition of the existing affordable housing stock."*

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1801.

2. The second part is a report from the Secretary of the Treasury, dated January 10, 1801.

3. The third part is a report from the Secretary of the Navy, dated January 10, 1801.

4. The fourth part is a report from the Secretary of the War, dated January 10, 1801.

5. The fifth part is a report from the Secretary of the Interior, dated January 10, 1801.

6. The sixth part is a report from the Secretary of the State, dated January 10, 1801.

7. The seventh part is a report from the Secretary of the War, dated January 10, 1801.

8. The eighth part is a report from the Secretary of the Navy, dated January 10, 1801.

9. The ninth part is a report from the Secretary of the Treasury, dated January 10, 1801.

10. The tenth part is a report from the Secretary of the State, dated January 10, 1801.

11. The eleventh part is a report from the Secretary of the War, dated January 10, 1801.

12. The twelfth part is a report from the Secretary of the Navy, dated January 10, 1801.

13. The thirteenth part is a report from the Secretary of the Treasury, dated January 10, 1801.

14. The fourteenth part is a report from the Secretary of the State, dated January 10, 1801.

15. The fifteenth part is a report from the Secretary of the War, dated January 10, 1801.

16. The sixteenth part is a report from the Secretary of the Navy, dated January 10, 1801.

17. The seventeenth part is a report from the Secretary of the Treasury, dated January 10, 1801.

18. The eighteenth part is a report from the Secretary of the State, dated January 10, 1801.

19. The nineteenth part is a report from the Secretary of the War, dated January 10, 1801.

20. The twentieth part is a report from the Secretary of the Navy, dated January 10, 1801.



5. Section 65583(c)(5) requires that the housing program:

*"Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."*

6. Section 65583(c)(6) mandates that the housing program shall do the following:

*"Preserve for lower income households the assisted housing developments ... The program for preservation of the assisted housing development shall utilize, to the extent necessary, all the available federal, state, and local financing and subsidy programs except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve regulations and technical assistance."*

## **GOALS/POLICIES/PROGRAMS**

This part of Section 3 presents Solvang's housing goals, policies and programs. Chart 3-1 on page 3-8 presents the quantified objectives for each housing program. The programs and quantified objectives of Chart 3-1 are organized per the State goal requirements.

**Goal 1 -- Adequate Housing Sites:** *Maintain adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.*

### **Policies**

- Provide opportunities for the construction of a range of housing types, locations and densities appropriate to the City and sufficient to allow the fair share requirement to be met.
- Ensure that land use and zoning standards provide sufficient flexibility to promote a wide range of housing types and densities.

### **Programs**

- Ongoing residential buildout in residential and TRC zones.
- Manufactured housing that does not exceed an age of ten years at the time of Land Use Permit issuance, to be allowed on lots which allow single family homes. The manufactured housing should conform with all site specific City requirements for on-site built housing including a two car garage.



# THE HISTORY OF THE UNITED STATES

OF THE UNITED STATES OF AMERICA

FROM 1776 TO 1876

BY

JOHN P. FLETCHER

OF THE

NEW YORK PUBLIC LIBRARY

ASTOR LENOX TILDEN FOUNDATION

1876

NEW YORK

THE NEW YORK PUBLIC LIBRARY

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THE NEW YORK PUBLIC LIBRARY

ASTOR LENOX TILDEN FOUNDATION

1876

All manufactured housing shall go to the BAR for review and approval of roof overhang, roof materials and siding materials. Design guidelines to be established for these criteria.

- The Mixed Use Program should include a bonus density incentive for affordable studio units in the TRC and C-2 zones.
- Allow mixed use in the Professional Office zone and the Institutional Zone when associated with hospital use on contiguous land.
- Consider a density increase in any zone for an affordable senior citizen project on a suitable site.

**Goal 2 -- Development of Affordable Housing:** *Assist in the development of affordable housing.*

#### **Policies**

- Increase housing opportunities for upper moderate, lower moderate and lower income households in Solvang.
- Monitor the City's contribution to meeting its share of the Santa Barbara County regional housing need.
- Support a change to the State housing law that would require the Santa Barbara County Association of Governments to include a community's general plan build out as one factor in the allocation of housing need.
- Cooperate with private developers, nonprofit housing sponsors and the County Housing Authority to meet the quantified objectives for very low, low and moderate income housing.
- Encourage mortgage programs that provide financing for affordable homes for moderate-income first-time homebuyers.

#### **Programs**

- Community Investment Program: The City shall provide information to the public regarding the Community Investment Program or similar programs for rehabilitation projects, which are available through local financial institutions.

The following information is being provided to you for your information only. It is not intended to be a substitute for professional advice. Please consult your attorney for more information.

The information contained herein is confidential and may be subject to the attorney-client privilege. It is not to be distributed outside the intended recipients.

This document is prepared for your information only. It is not intended to be a substitute for professional advice. Please consult your attorney for more information.

The information contained herein is confidential and may be subject to the attorney-client privilege. It is not to be distributed outside the intended recipients.

Very truly yours,  
[Signature]

Date: [Date]

Enclosed for you are the following documents:  
[List of documents]

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,  
[Signature]

Enclosed for you are the following documents:  
[List of documents]

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions.

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[Signature]

Enclosed for you are the following documents:  
[List of documents]



- Second Unit Program: Second units are intended to provide affordable housing opportunities while ensuring a safe and attractive residential environment by promoting high standards of site development to preserve the integrity of the zoning and the neighborhood. Guidelines for the development of Second Units shall be developed for attached and detached units which address the following criteria: 1) parking (number of off-street spaces covered vs. uncovered); 2) setbacks; 3) amount of lot coverage; 4) size of unit; 5) height; 6) design guidelines for architecture; 7) BAR review.
- Senior housing density bonuses: consider a density increase in any zone in the situation of an affordable senior citizen project on a suitable site.
- Density bonus program: Establish a bonus density ordinance to make State law Solvang-specific and provide the rules/procedures up front. Projects smaller than five units in multifamily zones should be included in the Bonus Density Ordinance. The Bonus Density Ordinance should encompass provisions for a 25% bonus density for very low, low and moderate income units.
- Special Needs Program: The objective of this program is to encourage the construction of housing to meet the needs of special needs groups such as seniors and handicapped persons. Among the actions that the City will implement are:
  - ✓ Facilitating the development of new, affordable seniors housing. The City staff will establish criteria for the design and development of housing to meet the needs of seniors.
  - ✓ Encourage the development of housing for handicapped persons. This will include an inventory of existing rental housing that is accessible and designed for handicapped persons including revised definitions in the Zoning Ordinance, development standards and other related topics.
- Continued Affordability Criteria: Adopt continued affordability criteria that are appropriate for Solvang.

**Goal 3 -- Removal of Governmental Constraints:** *Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.*

#### **Policies**

- Establish standards and procedures that encourage the development, maintenance, and rehabilitation of affordable housing.





- Adopt ordinances to implement State-mandated programs in areas such as bonus density; regulating condominium conversions; second units/granny flats; mixed-use development; manufactured housing; and senior housing.
- Maintain, where feasible, an adequate infrastructure to enable new construction at a level consistent with the quantified objectives of the Housing Element.

## Programs

- Community Investment Program.
- Mixed Use Program (as previously described).
- Local bank funding. The City shall provide information to the public regarding affordable housing construction financing opportunities which are available through local financial institutions.
- Bonus density program (as previously described).
- Implement programs in the following areas following ordinance adoption: bonus density; regulating condominium conversions; second units/granny flats; mixed-use development; manufactured housing; and senior housing.
- Mortgage Credit Certificate Program.

**Goal 4 -- Existing Housing:** *Conserve and improve the condition of the existing standard affordable housing stock.*

## Policies

- Conserve the existing affordable housing stock.
- Promote the rehabilitation of substandard and deteriorating housing.
- Expand the opportunities to improve the conditions of existing affordable housing by establishing financial incentives.
- Encourage homeowners who cannot afford to rehabilitate their homes to participate in established public or private programs.

There is a significant difference between the two groups in the mean age of onset of symptoms. The mean age of onset in the first group was 12.5 years, while in the second group it was 15.2 years.

The results of this study suggest that the two groups differ significantly in the mean age of onset of symptoms. This difference may be due to various factors, including genetic and environmental influences.

Conclusion

The study found a significant difference in the mean age of onset of symptoms between the two groups.

The results suggest that the two groups differ significantly in the mean age of onset of symptoms.

The study found a significant difference in the mean age of onset of symptoms between the two groups. This difference may be due to various factors, including genetic and environmental influences.

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## Programs

- Condominium conversion cap. Establish a cap on the number of condominium conversions each year based on the yearly vacancy rate. Also, a list of criteria and associated points for evaluation of conversion projects should be established. Projects which provide at least 75% affordable units would be exempt from the annual cap.
- Housing Quality Enforcement Program. This includes an annual survey of housing conditions and notification of owners of available financing programs including CRA.
- Housing Rehabilitation Program. Provide a housing rehabilitation program which promotes low interest loan opportunities with local banks through methods such as: a) provide a list of banks with available programs; b) print and circulate a newsletter; and c) run advertisement in local newspapers.

The housing rehabilitation program should include a procedure for the banks to report the successes back to the City.

- Section 8 -- Provide information to apartment owners regarding the tenant based Section 8 program available through the County Housing Authority. This effort will assist in retaining existing affordable housing opportunities.

**Goal 5 -- Equal Housing Opportunity:** *Promote equal housing opportunity throughout the City.*

## Policies

- Promote the provision of adequate housing for households with special needs, including but not limited to, large families, handicapped persons, families with children, the elderly and the homeless.
- Encourage the development and/or conservation of housing for special needs groups such as seniors, handicapped, and single heads of households.
- Support actions of local, State and Federal agencies responsible for enforcing equal housing opportunity and fair housing laws.



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## Programs

- Fair Housing and Information Referral Program. State and Federal agencies are primarily responsible for enforcement of fair housing laws. According to the Fair Housing Act of 1968, as amended, it is a violation for a housing provider to rent or sell a home to any person based upon race, color, religion, sex, handicap, familial status or national origin. This program will identify all State and Federal agencies to whom local complaints or concerns can be referred.

"Fair Housing" also will be promoted in the City through the development of a fair housing booklet to be available at City Hall, the declaration of fair housing month each year by the City Council, and a forum to be sponsored by the City.

- Special Needs Program (as previously described).

**Goal 6 -- Affordability Conservation:** *Preserve existing assisted affordable housing for low and moderate income households.*

## Policies

- Encourage the conservation of existing affordable housing.
- Ensure the continued affordability of all housing developed under housing programs such as density bonuses and land use concessions.
- Explore and evaluate alternatives for preserving the existing stock of affordable housing which are currently being practiced in Southern California communities.

## Programs

- Continued Affordability Criteria (as previously described).
- Section 8 Program Information (as previously described).
- Condominium Conversion Program (as previously described).

The purpose of this report is to provide information to the public regarding the results of the 2000 election. The results of the election are as follows: [illegible text]

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## Summary of Housing Programs and Quantified Objectives

| STATE GOAL<br>REQUIREMENTS                                                             | HOUSING<br>PROGRAMS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | QUANTIFIED<br>OBJECTIVE<br>(Number Of<br>Units) |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Goal 1: Identify adequate sites for all income levels to meet fair share requirements. | Ongoing residential buildout in residential and TRC zones.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 30 Moderate<br><br>111 Above Moderate           |
| Goal 1: Identify adequate sites for all income levels to meet fair share requirements. | Manufactured Housing that does not exceed an age of ten years at the time of Land Use Permit issuance, to be allowed on lots which allow single family homes. The manufactured housing should conform with all site specific City requirements for on-site built housing, including a two car garage.<br><br>All manufactured housing shall go to the BAR for review and approval of roof overhang, roof materials and siding materials. Design guidelines to be established for these three criteria.                                                                             | 5 Very Low<br><br>2 Low                         |
| Goal 1: Identify adequate sites for all income levels to meet fair share requirements. | The Mixed Use Program should include a bonus density incentive for affordable studio units in the TRC and C-2 zones.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 30 Very Low<br><br>5 Low                        |
| Goal 1: Identify adequate sites for all income levels to meet fair share requirements. | Mixed Use should be allowed in 1) the Professional Office zone; and 2) the Institutional zone when associated with a hospital use on contiguous land.                                                                                                                                                                                                                                                                                                                                                                                                                              | 5 Low<br><br>20 Moderate                        |
| Goal 1: Identify adequate sites for all income levels to meet fair share requirements. | Second Units are intended to provide affordable housing opportunities while ensuring a safe and attractive residential environment by promoting high standards of site development to preserve the integrity of the zoning and the neighborhood. Guidelines for the development of Second Units shall be developed for attached and detached units which address the following criteria: 1) Parking (number of off-street spaces; covered vs. uncovered); 2) Setbacks; 3) Amount of lot coverage; 4) Size of Unit; 5) Height; 6) Design guidelines for architecture; 7) BAR Review | 5 Very Low<br><br>5 Low                         |
| Goal 1: Identify adequate sites for all income levels to meet fair share requirements. | Consider a density increase in any zone in the situation of an affordable senior citizen project on a suitable site.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 30 Very Low<br><br>25 Low                       |



# UNIT 1: THE HISTORY OF THE UNITED STATES

| Section    | Topic                             | Notes                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 1  | The Founding of the United States | The United States was founded in 1776, when the thirteen original colonies declared their independence from Great Britain. The Declaration of Independence was signed on July 4th, 1776, in Philadelphia. The new nation was based on the principles of liberty, justice, and equality for all.                                                                                                        |
| Section 2  | The American Revolution           | The American Revolution was a war fought between the thirteen original colonies and Great Britain from 1775 to 1781. The revolution was fought for the principle of self-government. The war ended with the signing of the Treaty of Paris in 1783, which recognized the United States as an independent nation.                                                                                       |
| Section 3  | The Constitution                  | The Constitution is the supreme law of the United States. It was written in 1787 and ratified in 1788. The Constitution established the three branches of government: the executive, the legislative, and the judicial. The Constitution also guaranteed the rights of citizens.                                                                                                                       |
| Section 4  | The Civil War                     | The Civil War was fought between the Union and the Confederacy from 1861 to 1865. The war was fought over the issue of slavery. The Union won the war, and slavery was abolished. The Civil War was a turning point in the history of the United States.                                                                                                                                               |
| Section 5  | The Industrial Revolution         | The Industrial Revolution was a period of rapid economic growth and technological innovation that began in the late 18th century and continued into the 19th century. The Industrial Revolution transformed the United States from a rural, agricultural society into a modern, industrialized nation.                                                                                                 |
| Section 6  | The Progressive Era               | The Progressive Era was a period of social and political reform that began in the late 19th century and continued into the early 20th century. Progressives sought to address the problems of the Industrial Revolution, such as poverty, inequality, and corruption. The Progressive Era led to the passage of many important laws, including the Antitrust Act and the Pure Food and Drug Act.       |
| Section 7  | The Great Depression              | The Great Depression was a severe economic downturn that began in 1929 and lasted until the mid-1930s. The Great Depression was caused by a combination of factors, including a stock market crash and a series of droughts. The Great Depression led to the passage of the New Deal, a series of programs and policies designed to provide relief to the unemployed and to stimulate economic growth. |
| Section 8  | World War II                      | World War II was a global conflict that lasted from 1939 to 1945. The United States entered the war in 1941, after the attack on Pearl Harbor. The United States played a key role in the Allied forces' victory over the Axis powers. World War II led to the end of the Great Depression and the beginning of the Cold War.                                                                          |
| Section 9  | The Cold War                      | The Cold War was a period of tension and conflict between the United States and the Soviet Union that lasted from the end of World War II until the early 1990s. The Cold War was characterized by a series of arms races, proxy wars, and diplomatic confrontations. The Cold War ended with the collapse of the Soviet Union in 1991.                                                                |
| Section 10 | The 21st Century                  | The 21st century has been a period of rapid technological advancement and globalization. The United States has played a leading role in the world, facing challenges such as terrorism, climate change, and economic inequality. The United States continues to be a major power in the world.                                                                                                         |

| STATE GOAL<br>REQUIREMENTS                                                             | HOUSING<br>PROGRAMS                                                                                                                                                                                                                                                                                        | QUANTIFIED<br>OBJECTIVE<br>(Number Of<br>Units) |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Goal 2: Assist in developing housing to meet the needs of low and moderate households. | The tenant restrictions in the City's Second Unit Ordinance should be left in place unless preempted by Fair Housing Law.                                                                                                                                                                                  | 0                                               |
| Goal 2: Assist in developing housing to meet the needs of low and moderate households. | Establish a bonus density ordinance to make State law Solvang-specific and provide the rules/procedures up front.                                                                                                                                                                                          | 15 Very Low<br>10 Low                           |
| Goal 2: Assist in developing housing to meet the needs of low and moderate households. | Projects smaller than 5 units in the multifamily zones should be included in the Bonus Density Ordinance.                                                                                                                                                                                                  | 4 Very Low                                      |
| Goal 2: Assist in developing housing to meet the needs of low and moderate households. | Solvang's Bonus Density Ordinance should encompass provisions for a 25% bonus density for moderate income units in addition to provisions for low and very low income units.                                                                                                                               | 20 Moderate                                     |
| Goal 2: Assist in developing housing to meet the needs of low and moderate households. | Adopt continued affordability criteria that is appropriate for Solvang.                                                                                                                                                                                                                                    | 0                                               |
| Goal 3: Remove governmental constraints to the development of housing.                 | Provide information to the public regarding affordable housing construction financing opportunities which are available through local financial institutions.                                                                                                                                              | No new units.<br>Assist 5 developers.           |
| Goal 3: Remove governmental constraints to the development of housing.                 | Provide information to the public regarding the Mortgage Credit Certificate Program for first time homebuyers.                                                                                                                                                                                             | No new units.<br>Assist 20 households.          |
| Goal 3: Remove governmental constraints to the development of housing.                 | Provide information to the public regarding the Community Investment Program or similar programs for rehabilitation projects, which are available through local financial institutions.                                                                                                                    | No new units.<br>Assist 20 households.          |
| Goal 4: Improve Existing Affordable Housing through preservation or maintenance.       | Establish a cap on the number of condominium conversions each year based on the yearly vacancy rate. Also, a list of criteria and associated points for evaluation of conversion projects should be established. Projects which provide at least 75% affordable units would be exempt from the annual cap. | No new units constructed.                       |

| Category of Development | Project Description                                                                  | Project Status     |
|-------------------------|--------------------------------------------------------------------------------------|--------------------|
| 1                       | Construction of a new building for the Department of Health and Human Services.      | Completed - 2015   |
| 2                       | Renovation of the existing building for the Department of Health and Human Services. | In Progress - 2016 |
| 3                       | Construction of a new building for the Department of Health and Human Services.      | Completed - 2017   |
| 4                       | Renovation of the existing building for the Department of Health and Human Services. | In Progress - 2018 |
| 5                       | Construction of a new building for the Department of Health and Human Services.      | Completed - 2019   |
| 6                       | Renovation of the existing building for the Department of Health and Human Services. | In Progress - 2020 |
| 7                       | Construction of a new building for the Department of Health and Human Services.      | Completed - 2021   |
| 8                       | Renovation of the existing building for the Department of Health and Human Services. | In Progress - 2022 |
| 9                       | Construction of a new building for the Department of Health and Human Services.      | Completed - 2023   |
| 10                      | Renovation of the existing building for the Department of Health and Human Services. | In Progress - 2024 |



| STATE GOAL<br>REQUIREMENTS                                                                        | HOUSING<br>PROGRAMS                                                                                                                                                                                                                                                                                                                                                                                | QUANTIFIED<br>OBJECTIVE<br>(Number Of<br>Units)                                    |
|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Goal 4: Improve Existing Affordable Housing through preservation or maintenance.                  | Support the proposed Housing Quality Enforcement Program. (This includes an annual survey of housing conditions & notification of owners of available financing programs including CRA.).                                                                                                                                                                                                          | No new units to be constructed. Rehab 10 units, 5 low and 5 very low income units. |
| Goal 4: Improve Existing Affordable Housing through preservation or maintenance.                  | Provide a housing rehabilitation program which promotes low interest loan opportunities with local banks through methods such as: a) Provide a list of banks with available programs; b) Print and circulate a newsletter; c) Run advertisements in local newspapers.<br><br>The housing rehabilitation program should include a procedure for the banks to report the successes back to the City. | No new units to be constructed. Rehab 10 units, 5 low and 5 very low income units. |
| Goal 5: Promote fair housing and equal opportunities.                                             | Support the Special Needs Program.                                                                                                                                                                                                                                                                                                                                                                 | No new units.                                                                      |
| Goal 5: Promote fair housing and equal opportunities.                                             | Support the Fair Housing and Information Referral program .                                                                                                                                                                                                                                                                                                                                        | No new units.                                                                      |
| Goal 6: Preserve existing assisted low income housing utilizing all available financing programs. | Provide information to apartment owners regarding the tenant based Section 8 program available through the County Housing Authority. This effort will assist in retaining existing affordable housing opportunities.                                                                                                                                                                               | No new units to be constructed. Assist 10 very low households.                     |



| <p>STUDY UNIT 1</p> <p>THE HISTORY OF THE</p> <p>UNITED STATES</p> | <p>UNIT 1</p> <p>THE HISTORY OF THE</p> <p>UNITED STATES</p> | <p>UNIT 1</p> <p>THE HISTORY OF THE</p> <p>UNITED STATES</p> |
|--------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|
| <p>1.1 The early history of the United States</p>                  | <p>1.1 The early history of the United States</p>            | <p>1.1 The early history of the United States</p>            |
| <p>1.2 The American Revolution</p>                                 | <p>1.2 The American Revolution</p>                           | <p>1.2 The American Revolution</p>                           |
| <p>1.3 The American Civil War</p>                                  | <p>1.3 The American Civil War</p>                            | <p>1.3 The American Civil War</p>                            |
| <p>1.4 The Reconstruction Era</p>                                  | <p>1.4 The Reconstruction Era</p>                            | <p>1.4 The Reconstruction Era</p>                            |
| <p>1.5 The Gilded Age</p>                                          | <p>1.5 The Gilded Age</p>                                    | <p>1.5 The Gilded Age</p>                                    |
| <p>1.6 The Progressive Era</p>                                     | <p>1.6 The Progressive Era</p>                               | <p>1.6 The Progressive Era</p>                               |

# CITY OF SOLVANG

## HOUSING PRODUCTION OBJECTIVES

| PROGRAM                                         | VERY LOW | LOW | MODERATE | ABOVE MODERATE |
|-------------------------------------------------|----------|-----|----------|----------------|
| Commercial Zones/<br>Mixed Use<br>Bonus Density | 30       | 5   |          |                |
| Manufactured Housing                            | 5        | 2   |          |                |
| Second Units                                    | 5        | 5   |          |                |
| Mixed Use in<br>"PO" & "I" Zones                |          | 5   | 20       |                |
| Senior Housing<br>Density Increase              | 30       | 25  |          |                |
| Density Bonus Units                             | 19       | 10  | 20       |                |
| Buildout in Residential &<br>TRC Zones          |          |     | 30       | 111            |
| TOTAL UNITS                                     | 89       | 52  | 70       | 111            |





## 5-YEAR HOUSING PROGRAM



## INTRODUCTION

According to Section 65583(c), the housing element must include:

*"A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a Low and Moderate Income Housing Fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law. In order to make adequate provision for the housing needs of all economic segments of the community, the program shall"...address specific needs.*

## HOUSING ELEMENT REQUIREMENTS

Action programs must be set forth in six specific need areas:

1. Section 65583(c)(1) states that a local housing element must:

*"Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, emergency shelters and transitional housing in order to meet the community's housing goals as identified in subdivision (b)."*

2. Section 65583(c)(2) of the Government Code mandates that a housing program shall:

*"Assist in the development of adequate housing to meet the needs of low and moderate income households."*

3. Section 65583(c)(3) states that a local housing element must:

*"Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."*

4. Section 65583(c)(4) states that a housing program shall describe actions to:

*"Conserve and improve the condition of the existing affordable housing stock."*

# Introduction

The purpose of this study is to investigate the effects of various factors on the growth of a specific plant species. The study was conducted over a period of six months, during which time the plants were grown under different conditions. The results of the study are presented in the following sections.

## Materials and Methods

### Plant Species and Growth Conditions

The plant species used in this study was a common bean (*Phaseolus vulgaris*).

The plants were grown in a controlled environment, with temperature and humidity maintained at constant levels. The plants were grown in pots, with each pot containing a different amount of soil. The plants were watered regularly, and the amount of water was recorded.

The plants were harvested at the end of the six-month period, and the weight of the plants was measured.

The results of the study are presented in the following sections.

### Results and Discussion

The results of the study show that the growth of the plants was significantly affected by the amount of soil in the pots.

The plants grown in pots with more soil had a significantly higher weight than the plants grown in pots with less soil.

This result is consistent with the findings of other studies, which have shown that soil is an important factor in plant growth.



5. Section 65583(c)(5) requires that the housing program:

*"Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."*

6. Section 65583(c)(6) mandates that the housing program shall do the following:

*"Preserve for lower income households the assisted housing developments... The program for preservation of the assisted housing development shall utilize, to the extent necessary, all the available federal, state, and local financing and subsidy programs except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve regulations and technical assistance."*

## **CATEGORY 1 -- ADEQUATE HOUSING SITES**

This program category describes the City's actions for ensuring "adequate housing sites". The actions include: zoning and development standards; public services and facilities; and variety of housing types.

State law provides guidance for how the actions must be described. The law states that:

*"The program shall include an identification of the agencies and officials responsible for the implementation of the various actions ... " In addition, the program must explain the funding source, time table for implementation, and any quantified objectives.*

Each action is described in the following paragraphs.

### **A. Zoning and Development Standards**

#### **1. Mixed-Use Program**

Program Description: The Tourist Commercial (TRC) and C-2 zones provide a regulatory framework and development standards for residential uses in combination with commercial uses. The purpose and intent of the TRC zone is defined as:

To primarily provide areas for tourist related retail business and commercial needs including stores, shops and hotels. Also, it is the intent to provide offices supplying commodities or performing services for the residents of the surrounding community and for local trade. In conjunction with such commercial uses, residential mixed uses are encouraged.

The first part of the chapter discusses the early history of the United States, from the time of the first European settlers to the end of the 18th century.

The second part of the chapter discusses the history of the United States from the beginning of the 19th century to the present.

The third part of the chapter discusses the history of the United States from the beginning of the 20th century to the present.

### THE HISTORY OF THE UNITED STATES

The history of the United States is a complex and multifaceted one, shaped by a variety of factors including geography, culture, and politics.

The first part of the chapter discusses the early history of the United States, from the time of the first European settlers to the end of the 18th century.

### THE HISTORY OF THE UNITED STATES

The second part of the chapter discusses the history of the United States from the beginning of the 19th century to the present.

### THE HISTORY OF THE UNITED STATES

The third part of the chapter discusses the history of the United States from the beginning of the 20th century to the present.

The fourth part of the chapter discusses the history of the United States from the beginning of the 21st century to the present.

Residences, provided the residential use is a "secondary use" as defined in Chapter 14.02, definitions, to a primary commercial use on the same lot(s). In addition, the maximum residential density allowed shall not exceed twenty (20) units per acre as defined in Section 14.04.060(g), DR, Design Residential zone maximum densities.

A secondary use is defined as:

A land use subordinate or accessory to a principal use. When used in reference to residential use in conjunction with commercial and industrial uses in this Title, secondary shall mean two residential bedrooms per 1,000 square feet of total gross floor area of commercial or industrial development. However in no event shall the total gross floor area of the residential development exceed the total gross floor area of the commercial or industrial use.

A zoning ordinance amendment will be prepared to establish incentives for mixed-use development in these two zones. The incentives would include bonus density for affordable studio units in both new and existing development. The Amendment would be prepared very early in the program period to allow enough time for implementation. Also, an estimate of the potential housing units would be made in light of the gross commercial floor area. Incentives include:

- ✓ Housing unit sizes that reduce development costs - e.g., directed at the needs of one-person households.
- ✓ A bonus density incentive for affordable studio units in the TRC and C-2 zones.

Responsible Agency: The provisions of this zone are implemented by the Planning Department, Planning Commission and City Council.

Implementation Schedule: The Zoning Ordinance amendment to include bonus density incentives will be accomplished within 6 months of plan adoption.

Quantified Objectives: To facilitate the development of affordable housing units in the TRC and C-2 zones during the program period of April 1990 through June 1997. The development of affordable housing units would be consistent with the approval of commercial space. The quantified objective is 30 very low, 5 low income new housing units.



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Funding Source: The General Fund for the administrative and staff work. Some additional financial resources may become available based upon the implementation of other components of the City's housing program.

2. Manufactured Home Standards

Program Description: In R-1 and E-1 lots, mobile homes are permitted by right on lots of 10,000 S.F. or less. On lots of 10,000 S.F. or more, a CUP with Planning Commission approval is currently required. A zoning ordinance amendment will be enacted to allow manufactured housing by right on all single-family lots, regardless of the size. It is anticipated that 5 very low and 2 low income manufactured housing units will be built during the program period.

Responsible Agency: The provisions of this zone and manufactured home standards are implemented by the Planning Department, Planning Commission and City Council.

Implementation Schedule: The ordinance amendment will be enacted within 6 months from plan adoption.

Quantified Objectives: 5 very low and 2 low income units.

Funding Source: The General Fund is the financial source for the administrative and staff work.

3. Affordable Housing Incentives Standards

Program Description: This program includes three interrelated actions: Bonus Density In Commercial Zones; Public Office and Institutional Zones; and Density Increase for an Affordable Senior Housing Development. Each action is explained in greater detail in other sections of the Five-Year Housing Program. The three actions contribute to the City's efforts to establish new incentives for the production of affordable housing and the removal of barriers to such housing development.

Responsible Agency: The program actions will be implemented by the Planning Department, Planning Commission and City Council. The Planning Department will start the program effort by preparing draft reports on each of the three program actions. Thereafter, public hearings will be conducted by the Planning Commission and City Council.

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Implementation Schedule: It is anticipated that the three actions will be implemented within one year from plan adoption. This schedule includes the Planning Department analysis and the public hearing process.

Quantified Objectives: The development projected for the commercial zones is 55 dwelling units and 55 dwellings for senior citizens.

Funding Source: The General Fund is the financial resource for the administrative and staff work. This program effort does not incorporate financial subsidies for affordable housing developments.

## **B. Public Services and Facilities**

This category describes the public services and facilities available to residential neighborhoods. In particular, a description is given of the City's program for planned capital improvements and the City's development impact fee program.

The City has a well-developed infrastructure. However, the City has an ongoing program of upgrading storm drains, sewer lines and water lines.

### **1. Capital Improvements Program**

Program Description: The City has a well-developed infrastructure. The public services and facilities available to housing sites are adequate. The City, however, implements an ongoing program of upgrading storm drains, sewer lines, and water lines.

Responsible Agency: The Public Works Department is the City agency responsible for implementing this program.

Implementation Schedule: Ongoing implementation.

Quantified Objectives: Not applicable.

Funding Source: The General Fund and Enterprise funds are the funding source for this program.

### **2. Traffic Mitigation Fee**

Program Description: The City has implemented a Traffic Mitigation Fee to finance the circulation improvements needed to meet the build-out requirements of the City. The circulation improvements are needed for State Route 246 and some small connector roads. The fee is not imposed on affordable housing



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developments but only on market rate housing.

Responsible Agency: The Public Works Department implements this program.

Implementation Schedule: Ongoing implementation.

Quantified Objectives: Not applicable.

Funding Source: The traffic mitigation fee is the funding source.

## **C. Variety of Housing Types**

### **1. Land Use Controls**

Program Description: The City has land use controls that encourage a variety of housing types. These controls include the Land Use Element and Zoning Ordinance.

Responsible Agency: The implementation of land use controls is accomplished by the Planning Department, Planning Commission and City Council.

Implementation Schedule: On-going

Quantified Objective: The land use controls would be implemented during the program period to facilitate the development of housing units equal to the numerical targets for each income group: very low; low; moderate; and above moderate.

Funding Source: The General Fund is the financial source for the administrative and staff time involved in the continuous implementation of the Land Use Element and Zoning Ordinance.

### **2. Second Units**

Program Description: This program would result in guidelines to encourage the development of second units. The development of second units would contribute to the City's ability to meet the "share of regional housing need". The revisions will evaluate the merits of enacting affordability restrictions on second units that are constructed in the future.

Currently, the City's Zoning Ordinance allows second units to be constructed on single family lots that are 10,000 square feet or greater in size. Second units are intended to provide affordable housing opportunities while ensuring a safe and



attractive residential environment by promoting high standards of site development to preserve the integrity of the zoning and neighborhood.

Responsible Agency: The Planning Department will be responsible for reviewing the second unit regulations/guidelines and proposing suggested revisions.

Implementation Schedule: The second unit revisions/guidelines will be enacted by the Planning Commission and City Council 25 to 36 months from adoption of the Housing Element.

Quantified Objective: During the planning period, the planned production is 10 second units. (5 very low and 5 low income units).

Funding Source: The General Fund is the financing resource for the administrative and staff time involved in the implementation of this program.

A summary of the adequacy of sites is presented in the following paragraphs. The total need for very low and low income households is 141 new housing units. The site inventory to address this housing need includes:

1. Buildout and Redevelopment in the DR-20 Zone - 141 dwelling units (30 moderate and 111 above moderate) based on past building trends and redevelopment of under developed lots in residential zones. During the past four years, a net addition of 53 housing units has been added to redeveloped sites in the DR-20 zone.
2. Second Units - 10 dwelling units based on past development trends of second units (1 unit per year) and implementation of measures to facilitate the development of such units (2 units per year). The City has more than 500 single family lots that could accommodate second units.
3. Mixed Use in Commercial Zones - 55 dwelling units (25 very low, 10 low, and 20 moderate) based on past development trends in the Village Area; approved development of 18 one-bedroom units in the TRC zone; inclusion of residential development incentives in the commercial zones; and build-out potential of 650,000 square feet of commercial uses in the TRC zone. An estimated 56,300 square feet of commercial space has been developed in the Village Area during the past five years.
4. Manufactured Housing - 10 dwelling units (5 very low and 5 low) to be developed on single-family vacant lots throughout the City. The City has 60 lots which are adequate for manufactured housing.







5. New Seniors Housing Development - 55 dwelling units (30 very low and 25 low) for senior citizens on land to be upzoned in the City.

The programs in the revised Housing Element are designed to increase the residential unit build-out potential in both the residential and the commercial zones with new programs such as bonus density in the residential and commercial zones, decreased manufactured housing restrictions, mixed-use in commercial zones (allowing residential use in the Public Office and Institutional zones) and second unit construction.

THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF POLITICAL SCIENCE

PH.D. THESIS  
SUBMITTED TO THE FACULTY OF THE DIVISION OF THE PHYSICAL SCIENCES  
IN CANDIDACY FOR THE DEGREE OF DOCTOR OF PHILOSOPHY  
DEPARTMENT OF POLITICAL SCIENCE  
BY  
[Name]  
CHICAGO, ILLINOIS  
[Date]

TABLE 3  
POTENTIAL DWELLING UNITS AT BUILDOUT IN  
RESIDENTIAL ZONES WITH HOUSING ELEMENT PROGRAMS

| Zoning Designation                                                   | Density              | Dwelling Unit<br>Actual Potential | Bonus Density<br>Units <sup>1</sup> |
|----------------------------------------------------------------------|----------------------|-----------------------------------|-------------------------------------|
| 3-E-1                                                                | 1 unit/3 acres       | 0                                 | NA                                  |
| 1-E-1                                                                | 1 unit/1 acre        | 109                               | NA                                  |
| 20-R-1                                                               | 1 unit/20,000 sq.ft. | 148                               | NA                                  |
| 10-R-1                                                               | 1 unit/10,000 sq.ft. | 466                               | NA                                  |
| 8-R-1                                                                | 1 unit/8,000 sq.ft.  | 18                                | NA                                  |
| 7-R-1                                                                | 1 unit/7,000 sq.ft.  | 113                               | NA                                  |
| DR 1.8                                                               | 1.8 units/ac         | 26                                | 3                                   |
| DR 12                                                                | 12 units/ac          | 0                                 | NA                                  |
| DR 16                                                                | 16 units/ac          | 42                                | 5                                   |
| DR 20                                                                | 20 units/ac          | 139                               | 17 + 16 <sup>2</sup>                |
| Manufactured<br>housing on vacant<br>lots <sup>3</sup><br>(R-1; E-1) | 1 unit/lot           | <40><br><br><+40> <sup>4</sup>    | NA                                  |
| Second units on<br>developed lots<br>(R-1; E-1)                      | 1 unit/lot           | 20<br><br>+40 <sup>5</sup>        | NA                                  |
| <b>TOTALS</b>                                                        |                      | <b>1,121 units</b>                | <b>41 units</b>                     |

<sup>1</sup> Assumes 25% bonus density on 1/2 of all new multi-family projects.

<sup>2</sup> Assumes one or two senior housing bonus density projects.

<sup>3</sup> The 10,000 s.f. lot restriction has been removed.

<sup>4</sup> Assumes one additional unit per year.

<sup>5</sup> Assumes two additional units per year.

# 1. The following table shows the number of people who attended the school sports day in 2010 and 2011.

| Sport        | 2010       | 2011       | Total      |
|--------------|------------|------------|------------|
| Football     | 120        | 150        | 270        |
| Netball      | 80         | 100        | 180        |
| Handball     | 60         | 70         | 130        |
| Table Tennis | 40         | 50         | 90         |
| Badminton    | 30         | 40         | 70         |
| Swimming     | 20         | 30         | 50         |
| Archery      | 10         | 20         | 30         |
| Rowing       | 5          | 10         | 15         |
| Canoeing     | 3          | 5          | 8          |
| Cycling      | 2          | 3          | 5          |
| Other        | 1          | 2          | 3          |
| <b>Total</b> | <b>371</b> | <b>500</b> | <b>871</b> |

The total number of people who attended the school sports day in 2010 was 371.

The total number of people who attended the school sports day in 2011 was 500.

The total number of people who attended the school sports day in 2010 and 2011 was 871.

The total number of people who attended the school sports day in 2010 and 2011 was 871.

The total number of people who attended the school sports day in 2010 and 2011 was 871.



TABLE 4  
POTENTIAL DWELLING UNITS AT BUILDOUT IN  
COMMERCIAL ZONES WITH HOUSING ELEMENT PROGRAMS

| Zoning Designation  | Density                                                                                  | Dwelling Unit Actual Potential | Bonus Density Units <sup>1</sup> |
|---------------------|------------------------------------------------------------------------------------------|--------------------------------|----------------------------------|
| TRC                 | 20 units/acre limited to 1 unit/1,000 sq.ft. of Comm. Dev. with Employee Housing Program | 200<br>+ 100 <sup>2</sup>      | 60                               |
| C-2                 | 20 units/acre limited to 1 unit/1,000 sq.ft. of Comm. Dev. with Employee Housing Program | 20<br>+ 20 <sup>3</sup>        | 13                               |
| C-3                 | Residential units continue to not be allowed <sup>4</sup>                                | NA                             | NA                               |
| Professional Office | 20 units/acre limited to 1 unit/1,000 sq.ft. of Comm. Dev. with Employee Housing Program | 20<br>+ 20 <sup>5</sup>        | 12                               |
| Institutional       | 20 units/acre limited to 1 unit/1,000 sq.ft. of Comm. Dev. with Employee Housing Program | 20<br>+ 20 <sup>6</sup>        | 33                               |
| <b>TOTALS</b>       |                                                                                          | <b>420 units</b>               | <b>118 units</b>                 |

<sup>1</sup>Assumes 25% bonus density on 1/2 of all new projects.

<sup>2</sup>100 additional units over that under existing zoning.

<sup>3</sup>20 additional units over that under existing zoning.

<sup>4</sup>Residential use not allowed in C-3 zone due to location, existing uses and limited buildout potential.

<sup>5</sup>20 additional units over that under existing zoning.

<sup>6</sup>20 additional units over that under existing zoning.

# 1. Introduction 2. Objectives 3. Methodology

| Sl. No. | Name of the Candidate | Grade | Remarks |
|---------|-----------------------|-------|---------|
| 1       | Mr. A. K. Singh       | B     | Good    |
| 2       | Mr. B. K. Singh       | C     | Good    |
| 3       | Mr. C. K. Singh       | D     | Good    |
| 4       | Mr. D. K. Singh       | E     | Good    |
| 5       | Mr. E. K. Singh       | F     | Good    |
| 6       | Mr. F. K. Singh       | G     | Good    |
| 7       | Mr. G. K. Singh       | H     | Good    |
| 8       | Mr. H. K. Singh       | I     | Good    |
| 9       | Mr. I. K. Singh       | J     | Good    |
| 10      | Mr. J. K. Singh       | K     | Good    |

Signature of the Candidate  
 Date: \_\_\_\_\_  
 Place: \_\_\_\_\_

## CATEGORY 2 - AFFORDABLE HOUSING DEVELOPMENT

This program category presents a summary of the actions pertaining to affordable housing. The actions include:

- ✓ Housing Production Incentives
- ✓ Affordability Mandates

### A. Housing Production Incentives

As part of the Housing Element update, the City has adopted a series of incentives to foster the production of housing, particularly new housing that would be affordable to very low, low and moderate income households. The incentives include second units; a senior housing bonus incentive; and development standards. Each of these actions also have been described in other sections of the Housing Element. A brief synopsis of each program is provided in the following paragraphs.

#### 1. Second Units

Program Description: Second units also provide a housing production incentive. A second unit is defined in the Solvang Zoning Ordinance as:

An attached or detached dwelling unit on a permanent foundation located in a single family zone district, which provides complete, independent living facilities for one or more persons. A second residential unit shall not be sold or financed separately from the principal structure, but may be rented or leased. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels as the principal structure is located.

This program effort has been described as part of the Adequate Sites Program.

#### 2. Senior Housing Rezoning

Program Description: This action includes an up-zoning of land to accommodate a new senior housing development and bonus density incentives to facilitate the feasibility of such a development. The quantified objective is 55 affordable senior housing units.

The City's objective will be to upzone land in conjunction with a specific development proposal. In this way, the City will be able to carefully plan the entire development to ensure neighborhood compatibility and appropriate site and housing unit plans.







Responsible Agency: City

Implementation Schedule: On-going.

Quantified Objective: 25 low, 30 very low income units.

Funding Source: Private developers

3. Development Standards

The programs in the Housing Element update are designed to increase the residential unit build-out potential and, therefore, establish incentives for housing production, in both the residential and the commercial zones. Development standards will be incorporated in planned programs such as bonus density in the residential and commercial zones, decreased manufactured housing restrictions, mixed-use in commercial zones (allowing residential use in the Professional Office and Institutional Zones) and second unit construction. All of these programs will contribute to facilitating the production of new housing in Solvang.

**B. Affordability Mandates (Density Bonus Ordinances and Implementation)**

Program Description: Government Code Section 65915 provides that local governments shall grant a density bonus of at least 25%, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:

- a) 20% of the units for lower-income households; or
- b) 10% of the units for very low-income households; or
- c) 50% of the units for senior citizens.

These alternatives are referred to as "the target households". A primary effect of the amendments to Government Code Section 65915 is that the density bonus or incentives can be used only for contributing to the feasibility of providing units for lower-income households and seniors.

Adoption of an implementing ordinance by each jurisdiction is required. As part of the 5-year program, the City will prepare and implement a density bonus ordinance. An ordinance, according to the State Department of Housing and Community Development, must specify which of the following three types of developer incentives will be provided; one of the types must include procedures for modifying development and zoning standards:

10/10/2010

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(1) Modify Development Standards:

- ✓ Reduce site development standards, e.g., street widths or paving, curbs/gutters, location of public works improvements, landscaping.
- ✓ Modify zoning code requirements, e.g., open space, minimum lot size, setbacks, parking standards.
- ✓ Reduce or eliminate any design requirements exceeding state building code standards, e.g., restrictions on roofing materials.

(2) Permit Mixed-Use Zoning Within Housing Development: Allow non-residential uses along with residential if mixed use can reduce housing costs over housing-only on a site, e.g., uses which might qualify for off-site parking and/or parking in-lieu fees.

(3) Allow Other Regulatory Incentives: Allow other measures which can be shown to result in cost reductions, e.g., additional density bonus, expedited processing, use of redevelopment funds or powers, or other public financing (there is, however, no requirement to offer direct financial assistance).

The ordinance should identify those provisions which will be included in a binding agreement with the project developer. The ordinance could also specify the type(s) of instruments which will be used to secure these provisions. Such instruments might include Development Agreements (pursuant to Government Code Section 65865), or other types of contractual agreements recorded as deed restrictions running with the property. Minimum provisions to be secured with a developer for reserved units include:

- ✓ Number of units by number of bedrooms;
- ✓ Standards for maximum qualifying household incomes;
- ✓ Standards for maximum rents or sale prices;
- ✓ Party/process responsible for certifying tenant incomes;
- ✓ How vacancies will be marketed and filled; and
- ✓ Restrictions and enforcement mechanisms bindings on property upon sale or transfer.

The Density bonuses are to be applied in residential and commercial zones.

Responsible Agency: The ordinance will be prepared by the Planning Department. The draft and final ordinance will be reviewed by the Planning Commission and City Council.



The first part of the document discusses the importance of maintaining accurate records of all transactions and the role of the accounting system in this process.

It is essential to ensure that all transactions are recorded in a timely and accurate manner, as this is the foundation for the financial statements.

The second part of the document discusses the various methods used to record transactions, including the double-entry system and the use of journals and ledgers.

It is important to understand the differences between these methods and how they are applied in practice, as this will ensure that the financial statements are accurate and reliable.

The third part of the document discusses the various types of accounts used in accounting, including assets, liabilities, equity, and income and expense accounts.

It is important to understand the characteristics of each type of account and how they are used to record transactions, as this will ensure that the financial statements are accurate and reliable.

The fourth part of the document discusses the various steps involved in the accounting cycle, from identifying the transactions to preparing the financial statements.

It is important to understand the sequence of these steps and how they are applied in practice, as this will ensure that the financial statements are accurate and reliable.



Implementation Schedule: A density bonus ordinance will be adopted within 6 months from plan adoption.

Quantified Objective: Enact ordinance.

Funding Source: General Fund.

### **CATEGORY 3 - REMOVAL OF GOVERNMENTAL CONSTRAINTS**

As previously stated, Section 65583(c)(3) requires that a local housing element:

*"Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing." (emphasis added)*

The revised Housing Element includes several new actions to contribute to the maintenance and development of existing housing and to encourage the development of new housing. Planned actions to conserve and improve the existing housing supply are fully described in Program Category 4 starting on the next page. Among the planned action programs are: condominium conversion ordinance; enforcement of housing quality standards; and a local housing rehabilitation program.

In addition, the revised Housing Element includes new programs to facilitate the development of new housing. The actions include revisions to the Solvang Zoning Code; the potential up-zoning of land to encourage a new senior housing development; the removal of restrictions to manufactured housing; and bonus density ordinance for affordable and senior housing.

All of the planned programs listed above for existing and new housing will help to reduce or remove governmental constraints.

### **CATEGORY 4 - HOUSING CONSERVATION AND IMPROVEMENT**

This part presents an overview of the actions pertaining to Housing Conservation and Improvement. The actions include:

- √      Affordability Conservation
- √      Structural Conservation

#### **A.      Affordability Conservation**

1.      Section 8 Rental Assistance

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1801.

2. The second part is a report from the Secretary of the Treasury, dated January 10, 1801.

3. The third part is a report from the Secretary of the Navy, dated January 10, 1801.

4. The fourth part is a report from the Secretary of the War, dated January 10, 1801.

5. The fifth part is a report from the Secretary of the Interior, dated January 10, 1801.

6. The sixth part is a report from the Secretary of the State, dated January 10, 1801.

7. The seventh part is a report from the Secretary of the War, dated January 10, 1801.

8. The eighth part is a report from the Secretary of the War, dated January 10, 1801.

9. The ninth part is a report from the Secretary of the War, dated January 10, 1801.

10. The tenth part is a report from the Secretary of the War, dated January 10, 1801.

11. The eleventh part is a report from the Secretary of the War, dated January 10, 1801.

12. The twelfth part is a report from the Secretary of the War, dated January 10, 1801.

13. The thirteenth part is a report from the Secretary of the War, dated January 10, 1801.

14. The fourteenth part is a report from the Secretary of the War, dated January 10, 1801.

15. The fifteenth part is a report from the Secretary of the War, dated January 10, 1801.

Program Description: While the City of Solvang does not currently have an agreement with the County to participate in the Section 8 rental assistance program, there are currently five one-bedroom units and seven two-bedroom units that are being assisted through the certificate program. Certificates are issued to eligible households by the County Housing Authority. These certificates may be used anywhere in the County for units that meet program criteria. Eligible applicants are selected from a waiting list maintained by the Housing Authority. According to Loren DeMoss, Director of Housing Management, there are approximately 8,000 persons on the waiting list at this time. The average wait for a one-bedroom unit is approximately five years.

Mr. DeMoss has indicated that most certification units in Solvang are occupied by senior households. Most rentals in the City are single family units and are generally too expensive to qualify as certification units. The high cost of rental housing in Solvang limits the potential to expand the number of certification units.

The City will provide information to apartment owners regarding the tenant based Section 8 program available through the County Housing Authority.

Responsible Agency: County of Santa Barbara Local Housing Authority.

Implementation Schedule: The City of Solvang will provide ongoing support of the County of Santa Barbara's Section 8 program.

Quantified Objective: Increase the number of assisted households from 12 to 20 during the program period.

Funding Source: General Fund.

## 2. Condominium Conversion Ordinance

Program Description: The purpose of this program is to establish safeguards for the preservation of the rental housing stock. The objective is to prevent the conversion of apartments to condominiums under market conditions of high need and low vacancies. The current ordinance will be amended as the ordinance regulations only relate to the "physical" structural conditions of the units to be converted and not to vacancy rates. After research, an appropriate vacancy rate will be developed which will trigger restrictions on the acceptance of applications for condominium conversions. Affordability criteria in approved "conversions" will be established as part of the ordinance revisions.







Responsible Agency: The Planning Department will prepare the revisions to the ordinance. Thereafter, the public hearings will be conducted before the Planning Commission and City Council.

Implementation Schedule: The revision process will be conducted during the 13th to 24th month after plan adoption.

Quantified Objectives: The objective is to preserve existing rental units in apartment complexes.

Funding Source: The General Fund is the source of financing for the staff work involved in preparing the condominium conversion ordinance revisions.

## **B. Structural Conservation**

### **1. Housing Quality Enforcement**

Program Description: This program is intended to augment existing procedures for ensuring the quality of existing housing. The existing procedures could be augmented by implementing annually a survey of housing conditions in neighborhoods having the most serious problems. The deficiencies evident from the exterior survey would be noted. The property owners would be notified of rehabilitation financing available from city or county resources or private banks which have a requirement to provide low interest loans under the provisions of the Federal Community Reinvestment Act.

Responsible Agency: The Planning Department, which handles code enforcement, is responsible for implementing this program.

Implementation Schedule: The City will enact the new procedures during the 24th and 36th month after plan adoption.

Quantified Objectives: The City's objective is the replacement of three to five dwellings and the rehabilitation of ten dwellings (5 low and 5 very low income units).

Funding Source: The General Fund is the source of financing for the staff work involved in the enforcement of housing quality standards.

### **2. Housing Rehabilitation Program**

Program Description: This would be a local program to provide information regarding financial incentives for housing rehabilitation.

The first part of the report discusses the background of the project and the objectives of the study. It also outlines the methodology used for data collection and analysis.

The second part of the report presents the results of the study, including the findings from the data analysis and the conclusions drawn from the research.

The third part of the report discusses the implications of the findings and provides recommendations for future research and practice.

The fourth part of the report provides a summary of the key findings and conclusions of the study.

The fifth part of the report provides a list of references and a list of figures and tables.

The sixth part of the report provides a list of appendices, including the raw data, the data analysis code, and the final report.

The seventh part of the report provides a list of acknowledgments and a list of contact information for the authors.

The eighth part of the report provides a list of footnotes and a list of references.

The ninth part of the report provides a list of figures and tables.

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The twelfth part of the report provides a list of footnotes and a list of references.

The thirteenth part of the report provides a list of figures and tables.



Responsible Agency: The implementation of this program would involve the City of Solvang Planning Department and local banks experienced in the administration of rehabilitation loans.

Implementation Schedule: The program will be started within 6 months of plan adoption. To initiate the program, the City will work with local financial institutions and identify interested non-profit housing organizations.

Quantified Objectives: The numerical target is 10 rehabilitated housing units during the program period (5 low and 5 very low income units).

Funding Source: Local financial institutions will provide the financing.

## **CATEGORY 5 - EQUAL HOUSING OPPORTUNITY**

With regard to complying with this provision of the State housing law, HCD has offered the following advice:

*"Since state and federal laws uniformly outlaw most kinds of housing discrimination, local government's role is to identify strategies which will support and implement these laws. Such strategies may include consultation with fair housing and counselling organizations in the community to document the incidence of housing discrimination and the availability of services to address the problem. If these services are not available or are inadequate, the locality can request technical assistance from the district office of the Department of Fair Employment and Housing to develop specific local government actions to promote fair housing opportunity.*

*In smaller localities, the local program may involve the dissemination of information on fair housing laws, and referrals to the district office of the Department of Fair Employment and Housing or other appropriate agencies. In large and/or urban jurisdictions, more direct program action would be appropriate. Examples of such programs include a commitment to use Community Development Block grant funds to support fair housing and counseling services. Also the locality may wish to create a fair housing council which can investigate and resolve discriminatory complaints, and advocate specific equal housing opportunity actions before community and business organizations."*

### **A. Special Needs Program**

Program Description: The objective of this program is to encourage the construction of housing to meet the needs of special needs groups such as seniors, handicapped persons



1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1801. It is a very important document, as it is the first time that the President has addressed the Congress since the establishment of the office.

2. The second part of the document is a report from the Secretary of the Navy, dated January 10, 1801. It contains information about the state of the Navy and the ships that are in service.

3. The third part of the document is a report from the Secretary of the Treasury, dated January 15, 1801. It contains information about the state of the Treasury and the finances of the government.

4. The fourth part of the document is a report from the Secretary of the War, dated January 20, 1801. It contains information about the state of the War and the troops that are in service.

## APPENDIX TO THE REPORT OF THE SECRETARY OF THE NAVY

1. The first part of the appendix is a list of the ships that are in service, with their names, classes, and commanders.

2. The second part of the appendix is a list of the ships that are in the process of being built, with their names, classes, and commanders.

3. The third part of the appendix is a list of the ships that are in the process of being repaired, with their names, classes, and commanders.

## APPENDIX TO THE REPORT OF THE SECRETARY OF THE TREASURY

1. The first part of the appendix is a list of the items that are in the Treasury, with their names, quantities, and values.

and single-parent households. Among the actions that the City will implement are:

- ✓ Facilitating the development of new, affordable seniors housing. The City staff will establish criteria for the design and development of housing to meet the needs of seniors.
- ✓ Encourage the development of housing for handicapped persons. This will include an inventory of existing rental housing that is accessible and designed for handicapped persons. The City staff also will identify other means to address the housing needs of handicapped persons including revised definitions in the Zoning Ordinance, development standards and other related topics.

Responsible Agency: The program will be developed and implemented by the Planning Department. The City Attorney will review the criteria to ensure consistency with State laws.

Implementation Schedule: The special needs program will be initiated and thereafter implemented during the 13th to 24th month of the five-year program.

Quantified Objective: The quantified objectives are:

- ✓ 20-24 senior housing units.
- ✓ 10-12 units for handicapped persons.
- ✓ 4-6 units for single-parent households.

Funding Source: The General Fund will finance the staff work involved in the preparation and administration of this program.

## **B. Fair Housing Information and Referral**

Program Description: State and Federal agencies are primarily responsible for enforcement of fair housing laws. According to the Fair Housing Act of 1968, as amended, it is a violation for a housing provider to rent or sell a home to any person based upon race, color, religion, sex, handicap, familial status or national origin. This program will identify all State and Federal agencies to whom local complaints or concerns can be referred.

"Fair Housing" also will be promoted in the City through the development of a fair housing booklet to be available at City Hall, the declaration of fair housing month each year by the City Council, and a forum to be sponsored by the City.

the following information is being provided to you:

1. The purpose of this document is to provide you with information about the services we offer and the terms and conditions of our agreement with you.

2. We are committed to providing you with the highest quality of service and to ensuring that our services are delivered in a timely and efficient manner.

3. We reserve the right to modify our services and terms and conditions at any time without notice.

4. We warrant that our services will be provided in accordance with the terms and conditions of our agreement with you.

5. We warrant that our services will be provided in accordance with the terms and conditions of our agreement with you.

6. We warrant that our services will be provided in accordance with the terms and conditions of our agreement with you.

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Responsible Agency: The I & R system will be developed by the Planning Department. The key staff person(s) to contact, in the event local citizens have complaints or concerns, will be identified in news releases, newsletters and other appropriate publications.

Implementation Schedule: The system by which local citizens can be referred to appropriate State and Federal authorities will be developed during the 13th to 24th month of the five-year program.

Funding Source: The General Fund will support the staff work involved in the implementation of this program.

## **CATEGORY 6 -- PRESERVE EXISTING ASSISTED LOW INCOME HOUSING**

No assisted housing units at risk of conversion to non-low income uses are located in the City of Solvang. Two programs will be implemented to ensure the continued affordability of new housing developed in the future.

### **A. Affordable Housing Criteria**

Program Description: The City has yet to adopt criteria to guide efforts at ensuring the production of affordable housing. This program will identify income limits, affordable prices and rents, target income groups, and other pertinent factors.

Responsible Agency: The program and criteria will be accomplished by the City Administrator, City Attorney and Planning Department.

Implementation Schedule: The criteria will be initiated and adopted during the 13th to 24th month of the five-year program.

Quantified Objective: Not applicable.

Funding Source: The General Fund will be the funding source for the staff resources allocated to the preparation and implementation of the Affordable Housing Criteria.

### **B. Continued Affordability Criteria**

Program Description: This program effort will focus on establishing criteria for the continued affordability of housing built during the five-year program. The staff will evaluate the criteria set forth by the following: California Redevelopment Law; inclusionary zoning programs; Rental Housing Construction Program; Federal low income housing tax credit program; and other comparable programs.

1. The first part of the document is a letter from the President of the United States to the Congress, dated September 17, 1787. It is a very important document, as it is the first official communication from the President to the Congress.

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Responsible Agency: The staff responsible for implementing this program includes the City Administrator, City Attorney and Planning Department.

Implementation Schedule: The criteria will be established during the 13th to 24th month of the five-year housing program.

Quantified Objective: Not applicable.

Funding Source: The General Fund will finance the staff time expended on the development, enactment, and implementation of the Continued Affordability Criteria.



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